



COMPARATIVE MARKET ANALYSIS

Prepared for

Liz Martin

2473 W HARDROCK CIR
TAYLORSVILLE, UT 84129

Prepared By

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Utah Realty

10883 S. Martingale Ln.
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Prepared Date

August 30, 2021



Properties Under Contract

MLS# 1762447

Sold Price: \$0

List Price: \$375,000

Address: 4212 S 2260 W

City: Taylorsville, UT 84129

Virtual Tour: View Tour

Sold Date:

Status: Under Contract

Project: WATCHWOOD

Type: Townhouse

NS / EW: 4212 S / 2260 W

Style: Townhouse; Row-end



Total Sq Ft: 1556

Total Beds: 3

Total Baths: 2.00

Family Rooms: 1

Fireplace: 0

Garage | Car Port: 2 | 0

Exterior: Cedar

Year Built: 1976 ⓘ

Est. Taxes: \$1,363

Acres: 0.04

HOA?: Yes, \$130/Month

Construction Status: Blt./Standing

Finished Basement: 100%

Lot Facts: Fenced: Full; Road: Paved; Terrain, Flat

Inclusions: Range; Range Hood; Refrigerator

Features & Info: Dishwasher, Built-In; Disposal; Kitchen: Updated; Range/Oven: Free Stdng.; Vaulted Ceilings

Concessions: \$0

Remarks: This spacious Twin/Townhome is beautifully remodeled throughout and tucked away on a quiet street! The open kitchen concept features vaulted ceilings with a beautiful back patio that makes this home irresistible. Enjoy an oversized 2 car garage steps from your front door. The yard is low maintenance, yet just enough space for your furry friends! This home will go FAST so schedule your showing today!

Driving Dir: Go west off 2200 West onto 4100 South.

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Properties Sold

MLS# 1722561

Sold Price: \$350,000
Original List Price: \$339,000
Address: 2484 W Dutch Draw Dr
City: Taylorsville, UT 84129
Virtual Tour: None

Sold Date: 03/11/2021
Status: Sold
Project: VILLAGE II
Type: Townhouse
NS / EW: 4310 S / 2484 W

Style: Split-Entry/Bi-Level



Total Sq Ft: 1814
Total Beds: 3
Total Baths: 2.00
Family Rooms: 0
Fireplace: 1
Garage | Car Port: 2 | 0
Exterior: Cedar

Year Built: 1977 ⓘ
Est. Taxes: \$1,692
Acres: 0.10
HOA?: Yes, \$90/Month
Construction Status: Blt./Standing
Finished Basement: 100%

Lot Facts: Fenced: Full; View: Mountain

Inclusions: Microwave; Range Hood

Features & Info: Dishwasher, Built-In; Disposal

Concessions: \$350

Remarks: Remodeled New Paint, New Kitchen Cabinets, New Dishwasher, New built in Microwave, New LVP Flooring, New Carpeting, New Bathroom Vanities, New sinks, New Bath Tile Surround, New Showers, New Roof, Brand New AC. Daylight basement with Walk Out. RV Parking Available through HOA. Agent Related to Owner.

Driving Dir:

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MLS# 1738327

Sold Price: \$410,000
Original List Price: \$359,000
Address: 2479 W Hardrock Cir
City: Taylorsville, UT 84129
Virtual Tour: None

Sold Date: 05/26/2021
Status: Sold
Project: VILLAGE 2, PHACE II
Type: Townhouse (PUD)
NS / EW: 4120 N / 2479 W

Style: 2-Story



Total Sq Ft: 2120
Total Beds: 3
Total Baths: 3.00
Family Rooms: 2
Fireplace: 2
Garage | Car Port: 2 | 0
Exterior:

Year Built: 1977 ⓘ
Est. Taxes: \$1,771
Acres: 0.09
HOA?: Yes, \$90/Month
Construction Status: Blt./Standing
Finished Basement: 100%

Lot Facts: Cul-de-Sac; Fenced: Full; Road: Paved; Sidewalks; View: Mountain

Inclusions: See Remarks; Ceiling Fan; Microwave; Range; Refrigerator

Features & Info: See Remarks; Bar: Dry; Bath: Master; Closet: Walk-In; French Doors; Jetted Tub; Vaulted Ceilings; Granite Countertops

Concessions: \$0



Remarks: This home has all you could ask for and more! The location alone checks all the boxes: easy freeway access, close to entertainment and shopping, and only 20 minutes from downtown Salt Lake City. This spacious townhome is located in a cul de sac, giving you a little extra dose of quiet privacy, and the beautiful fenced yard is a great spot to relax. Enjoy three beds and three baths (one of each on all three floors), a two-car garage, and all the cozy entertaining potential of a dry bar and two fireplaces. A walk-in closet in the main suite and quartz countertops in the kitchen are just the cherries on top! Come take a look for yourself -- this layout must be seen to be appreciated! Square footage figures are provided as a courtesy estimate only and were obtained from County Records. Buyer is advised to obtain an independent measurement.

Driving Dir:

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Utah Realty - Comparison Report

Properties Under Contract

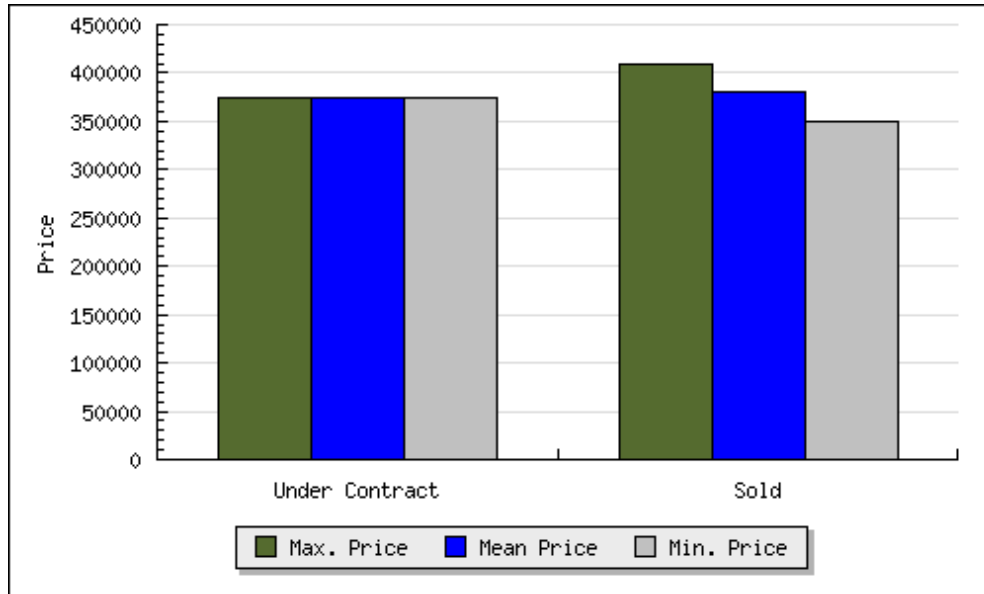
				
Address:	2473 W HARDROCK CIR TAYLORSVILLE, UT 84129		4212 S 2260 W Taylorsville, UT 84129	
	SUBJECT		COMP 1	
MLS#:			1762447	
Status:			Under Contract	
List Price:	N/A		\$375,000	
Sold Price:	N/A		N/A	
CDOM:			2 days	
Concessions:			N/A	
Sale Date:				
Bedrooms	4	1000	3	1000
Full Baths	1	5000	2	-5000
¾ Baths	1	3500	0	3500
½ Baths		2500	0	
L4 SqFt		75	0	
L3 SqFt		75	0	
L2 SqFt		75	418	-31350
L1 SqFt	1080	75	720	27000
Bsmt SqFt	734	10	418	3160
Bsmt %Fin	100	15	100	4740
Total SqFt	1814		1556	
\$/Sold SqFt	\$206/sqf		\$245	
GL Area	1080		1138	
Year Blt	1977	500	1976	500
Garage Cap	2	5000	2	
Carpport Cap		1000	0	
Acres	0.1	43560	0.04	2613.6
Under Contract Adj. Total:	\$381,164		\$381,164	
Combined Adj. Total:	\$372,983			

Utah Realty - Comparison Report

Properties Sold

						
Address:	2473 W HARDROCK CIR TAYLORSVILLE, UT 84129		2484 W DUTCH DRAW DR Taylorsville, UT 84129		2479 W HARDROCK CIR Taylorsville, UT 84129	
	SUBJECT		COMP 2		COMP 3	
MLS#:			1722561		1738327	
Status:			Sold		Sold	
List Price:	N/A		\$339,000		\$359,000	
Sold Price:	N/A		\$350,000		\$410,000	
CDOM:			4 days		5 days	
Concessions:			\$350		N/A	
Sale Date:			03/11/2021		05/26/2021	
Bedrooms	4	1000	3	1000	3	1000
Full Baths	1	5000	1		2	-5000
¾ Baths	1	3500	1		1	
½ Baths		2500	0		0	
L4 SqFt		75	0		0	
L3 SqFt		75	0		0	
L2 SqFt		75	0		480	-36000
L1 SqFt	1080	75	1080		840	18000
Bsmt SqFt	734	10	734		800	-660
Bsmt %Fin	100	15	100		100	-990
Total SqFt	1814		1814		2120	
\$/Sold SqFt	\$206/sqf		\$193		\$182	
GL Area	1080		1080		1320	
Year Blt	1977	500	1977		1977	
Garage Cap	2	5000	2		2	
Carpport Cap		1000	0		0	
Acres	0.1	43560	0.10		0.09	435.6
Sold Adj. Total:	\$368,893		\$351,000		\$386,786	
Combined Adj. Total:	\$372,983					

Utah Realty - Summary Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/SqFt
Under Contract Listings	\$375,000	\$375,000	\$375,000	\$241
Sold Listings	\$350,000	\$410,000	\$380,000	\$193
Total Averages	\$362,500	\$392,500	\$377,500	\$217

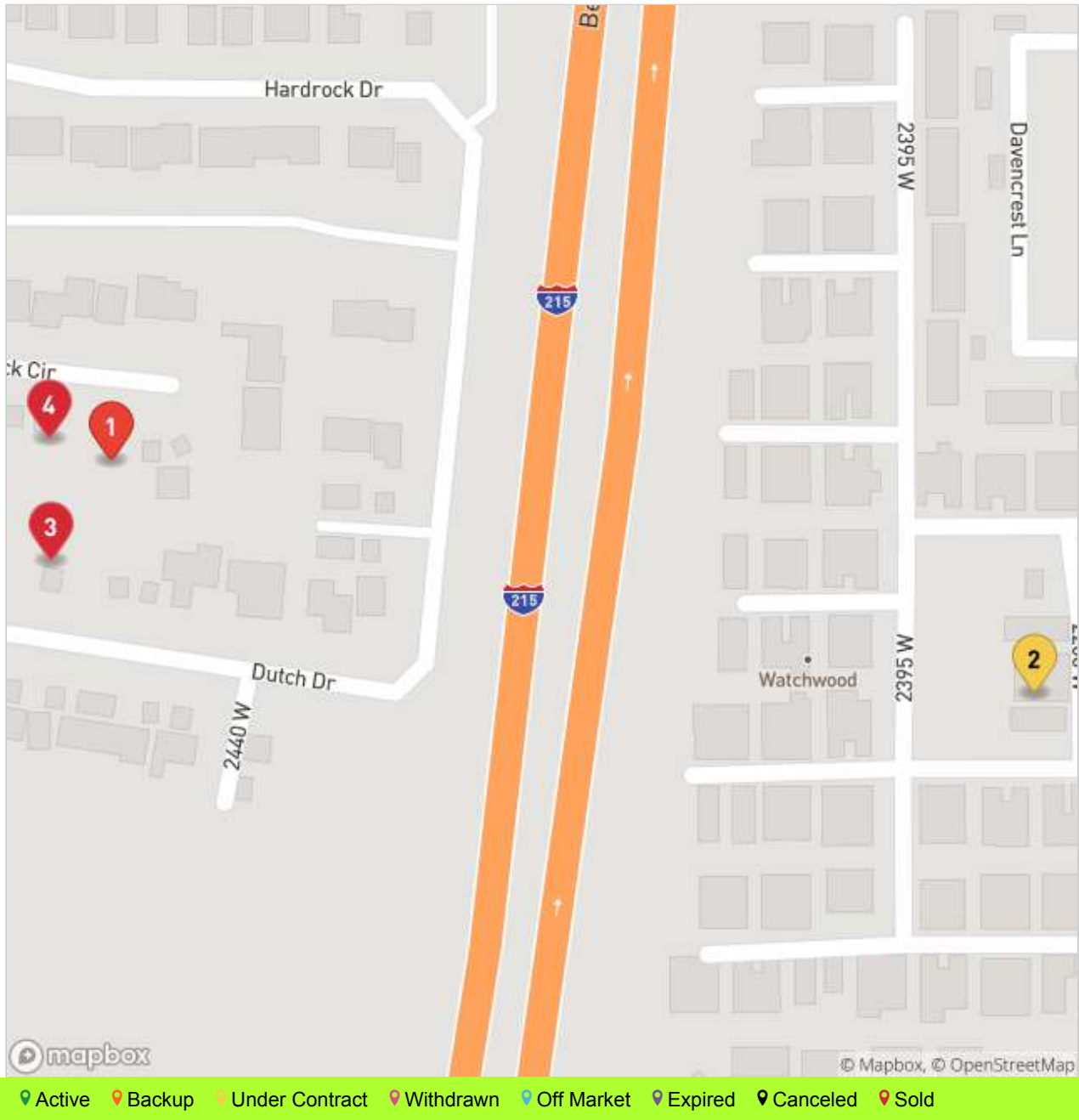
Under Contract Property Analysis

Address	Original List Price	List Price	Sold Price	CDOM	% Chg	Price/SqFt
4212 S 2260 W	\$375,000	\$375,000	N/A	2	N/A	\$241
Under Contract Averages	\$375,000	\$375,000	N/A	2	0.00	\$241

Sold Property Analysis

Address	Original List Price	List Price	Sold Price	CDOM	% Chg	Price/SqFt	Concessions
2484 W DUTCH DRAW DR	\$339,000	\$339,000	\$350,000	4	3.24%	\$193	\$350
2479 W HARDROCK CIR	\$359,000	\$359,000	\$410,000	5	14.21%	\$193	\$0
Sold Averages	\$349,000	\$349,000	\$380,000	5	8.73	\$193	\$175

Note: Sold Price is the actual Contract Sales Price - not adjusted for concessions or CMA factors.



Property Listings

1:



Subject Property

Subject Range: \$372,983
2473 Hardrock Circle, Taylorsville, Utah 84129, United States

2:



● Under Contract Residential

Listing Price: \$375,000
MLS#: 1762447
1556 SqFt.
4212 S 2260 W
Taylorsville, UT 84129

3:



● Sold Residential

Sold Price: \$350,000
MLS#: 1722561
1814 SqFt.
2484 W Dutch Draw Dr
Taylorsville, UT 84129

4:



● Sold Residential

Sold Price: \$410,000
MLS#: 1738327
2120 SqFt.
2479 W Hardrock Cir
Taylorsville, UT 84129